

**Minutes of Meeting
Grafton Planning Board
June 10, 2013**

RECEIVED-TOWN CLERK
GRAFTON, MA.

JUN 25 11 03 AM '13

A regular meeting of the Grafton Planning Board was held on June 10, 2013 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman David Robbins, Vice-Chair Michael Scully, Clerk Edward Prisby, Robert Hassinger and Sargon Hanna. Staff present was Assistant Planner Ann Morgan. Absent was Town Planner Stephen Bishop.

Vice-Chair Robbins called the meeting to order at 7:00 p.m.

ACTION ITEM 1-A – REORGANIZATION

Election of Officers

Chairman **Nomination** by Mr. Scully, **Second** by Mr. Hanna, for David Robbins as Chairman.

Mr. Robbins accepted the nomination.

Voted as follows: 4 to 0 for Mr. Robbins.

Mr. Robbins was elected Chairman.

Vice-Chairman **Nomination** by Mr. Prisby, **Second** by Mr. Hanna, for Mr. Scully as Vice-Chair.

Mr. Scully accepted the nomination.

Voted as follows: 4 to 0 for Mr. Scully.

Mr. Scully was elected Vice-Chair.

Clerk **Nomination** by Mr. Scully, **Second** by Mr. Hanna, for Mr. Prisby as Clerk.

Mr. Prisby accepted the nomination.

Voted as follows: 4 to 0 for Mr. Prisby.

Mr. Prisby was elected Clerk.

2) Designate delegate to CMRPC

Nomination by Mr. Scully, **Second** by Mr. Hanna, for Mr. Hassinger to serve as **First Position Planning Board Delegate** and Mr. Prisby to serve as the **Second Position Planning Board Delegate** to the **Central Massachusetts Regional Planning Commission** for the upcoming year. **MOTION** carried unanimously 4 to 0.

Mr. Hassinger was designated as **First Position Planning Board Delegate** and Mr. Prisby as **Second Position Planning Board Delegate** to the **Central Massachusetts Regional Planning Commission**.

3) Designate member to Town Owned Land Committee

Nomination by Mr. Scully, **Second** by Mr. Prisby, for Mr. Hanna to serve as the **Planning Board Representative** on the **Town Owned Land Committee** for the upcoming year. **MOTION** carried unanimously 4 to 0.

Mr. Hanna was designated as **Planning Board Representative** to the **Town Owned Land Committee**.

4) Designate member to the Community Preservation Committee

Mr. Scully stated he wished to be reappointed to the **Community Preservation Committee**.

Nomination by Mr. Hanna, **Second** by Mr. Prisby, for Mr. Scully to be reappointed as the **Planning Board Representative** on the **Community Preservation Committee** for the upcoming year. **MOTION** carried unanimously 4 to 0.

Mr. Scully was designated as **Planning Board Representative** to the **Community Preservation Committee**.

5) Designate member to Grafton Center Study Committee

Nomination by Mr. Hanna, **Second** by Mr. Prisby, to re-appoint Mr. Hassinger as **Sub-Committee Chairman** of the **Grafton Center Study Committee** for the upcoming year, with an open membership for an additional Planning Board member as needed. **MOTION** carried unanimously 4 to 0.

Mr. Hassinger was designated as **Sub-Committee Chairman** to the **Grafton Center Study Committee**.

Designate member to Economic Development Committee

Mr. Scully stated he wished to be reappointed to the **Economic Development Committee**.

Nomination by Mr. Prisby, **Second** by Mr. Hanna, to reappoint Mr. Scully to the **Economic Development Committee**. **MOTION** carried unanimously 4 to 0.

Mr. Scully was designated as **Planning Board Representative** to the **Economic Development Committee**.

Designate member to the Grafton Public Library Planning & Building Committee

Mr. Robbins stated he wished to be reappointed to the **Grafton Public Library Planning & Building Committee**.

Nomination by Mr. Hassinger, **Second** by Mr. Prisby, to reappoint Mr. Robbins as **Planning Board Representative** to the **Grafton Public Library Planning & Building Committee**. **MOTION** carried unanimously 4 to 0.

Mr. Robbins was reappointed as **Planning Board Representative** to the **Grafton Public Library Planning & Building Committee**.

6) Authorize Town Planner to:

- 1) **Sign payroll:**
- 2) **Sign ANR plans:**

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to authorize the **Town Planner** to sign the payroll on behalf of Planning Board and to sign ANR plans on behalf of Planning Board after Board approval. **MOTION** carried unanimously 5 to 0.

7) Authorize Planning Board Members to sign ANR plans

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to authorize the Chairman and Vice-Chair to sign ANR plans on behalf of Planning Board after Board approval. **MOTION** carried unanimously 5 to 0.

Mr. Robbins thanked Mr. Stephen Qualey for his service to the Board and to the Town. Motion to send a letter of appreciation to Mr. Qualey made by Mr. Scully and seconded by Mr. Prisby. Motion passed unanimously.

Mr. Scully noted the Board should discuss the upcoming Planning Board meeting schedule with relation to member's vacation or absentee schedules. The Board members suggested giving notice to the Planning Office of any upcoming vacation or absentee schedules to accommodate the scheduling of public hearings. Mr. Scully stated that he would be absent from the August 26th meeting. Mr. Robbins stated that he would be absent from the September 23 meeting.

Mr. Hassinger noted that the vacancy for the Associate Member has been posted on the website and advertised in the paper.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Hanna, **SECOND** by Mr. Scully, to approve the open session minutes of April 22, 2013 with the corrections noted. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to approve the special meeting minutes of May 13, 2013 as drafted. **MOTION** carried 4 to 0, with Mr. Scully abstaining.

Ms. Morgan updated the Board on the Mill Villages Park ceremony and band concert scheduled for June 14, 2013

Ms. Morgan noted that Robert Berger will be attending the June 24th Planning Board meeting to discuss changes in the Zoning By-Law along with potential issues that may be arising including medical marijuana.

Ms. Morgan also informed the Board that Dunkin Donuts will be seeking a minor modification change to their site plan at the June 24th meeting.

Ms. Morgan added that the July 8th Planning Board meeting has been scheduled as a joint meeting with the Board of Selectmen to approve the new draft for the Affordable Housing Plan. Ms. Morgan noted that Karen Sunnaborg will be attending to discuss this plan along with a slideshow presentation.

MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2013-2) “GRAFTON HILL” – WESTERLY SIDE GRAFTON LLC (APPLICANT) – WESTERLY SIDE GRAFTON LLC, ROCKY ROAD REALTY TRUST, ROBERT B MCINNIS & ABBY MCINNIS TRUST (OWNERS)

Chairman Robbins announced a written request has been received from Attorney Antonellis to continue the public hearing until June 24, 2013.

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to grant the applicant’s written request to continue the public hearing to June 24, 2013. **MOTION** carried unanimously 5 to 0.

SPECIAL PERMIT (SP 2013-4) JOHN DEVILLARS, BLUEWAVE CAPITAL, LLC, APPLICANT) – PATRICIA K. KNOWLTON, TRUSTEE - KNOWLTON FARMS NOMINEE TRUST, (OWNER)

Mr. Prisby read the legal notice and Chairman Robbins opened the public hearing. Present for the hearing were Richard Waitt, Jr. & Adam Christie of Meridian Associates; Trevor Hardy of BlueWave Capital, LLC; Stephen Barrett of Harris Miller Miller & Hanson, Inc.; Ted Portney of Solar Design Associates, LLC; and Patricia & Paul Knowlton of Knowlton Farms Nominee Trust.

Mr. Waitt reviewed the project with the Board and wished to commend the Town’s reviewing consultant as being extremely efficient and cooperative. Mr. Waitt distributed materials to the Board for the record, consisting of an 11-page color overview and slide presentation of the Proposed Solar Project; an 11 x 17 revised plan of the Knowlton Farms Solar Project; and correspondence dated June 6, 2013 addressing the May 31 review comments from Jeffrey Walsh of Graves Engineering. Mr. Waitt reviewed the engineering comments for the Board, addressing all revisions and changes made, including the MADEP stormwater standards and the Town’s new stormwater bylaw. He noted that they planned to build the stormwater management system first. Mr. Waitt discussed the existing access roadway, an 18 foot wide new access roadway, a 7-

foot chain link fence around the perimeter; 2-20-foot access gates and Knox lock boxes as required by the Fire Department; a third gate required by Graves Engineering to access the detention pond for maintenance; and a 30-foot opening in the stone wall which will be replacing a previous access opening to be closed up. Mr. Waitt noted that the stones removed for the new access opening will be used to close up the old access opening no longer used. Mr. Waitt added that an O&M plan was submitted with the application package, there will be no parking permitted on Estabrook Avenue during construction process, and that there is significant screening present for the project. Mr. Knowlton added that that he has offered the use of his property across the street for construction period parking and storage.

Mr. Hassinger questioned if there had been settlement with the boundary dispute regarding the Hennessey II Town owned land. Paul Knowlton responded that they had completed a deed review process which cleared up all disputes, verified the property line and recorded the final determination with the Registry of Deeds. Mr. Hassinger also asked if Estabrook Avenue had been declared a scenic roadway and was told no. Mr. Hassinger expressed concerns regarding the land being opened up with preparation clearing work and whether there appears to be a need for the requirement of funds set aside for mitigation problems.

Mr. Hassinger asked about earthwork and grading as it relates to the view shed area. Mr. Waitt reviewed the site noting that much of it is already open and that there would be a minimal amount of earthwork and that no grading was proposed. The panels will be installed on a system supported by piles and the pile driving method requires little earthwork. The Board asked about glare and visual impact from Estabrook Avenue. Mr. Waitt stated that there would be minimal visual impact from the road given the topography of the site which slopes up and away from the road. The panels will be installed to tilt in a direction that will have minimal visual impact or glare. Mr. Waitt noted that there would be minimal disruption of the natural screening along the road but that they would be happy to consider planning a double row of evergreens to provide additional screening.

Chairman Robbins remarked that the applicant needs to have a documented plan as to what type of bond will be negotiated with the Town regarding any mitigation funds, the decommissioning and restoration provisions, and any other issues that need to be resolved between tonight and the next scheduled public hearing.

Mr. Waitt informed the Board that since the plans were prepared at a scale of 1" equals 60 feet instead of 1" equals 40 feet, Graves Engineering has suggested a waiver may be requested from the Board for this issue. Mr. Waitt deferred this suggestion to the Board, stating he was prepared to submit the waiver this evening if requested by the Board. Mr. Hassinger noted it is always best procedurally to submit the waiver.

Mr. Hanna asked about the comments from the Board of Health and was told they had been addressed.

Patrick Collins of 33 Valley View Drive informed the Board that he lived next door to an abutter and the surrounding neighbors had no concerns for the project, adding they support the good choices made.

Steven Sardella of 19 Valley View Drive expressed his concerns for safety of the overhead wires through the trees, specifically interested in the voltage level flowing through the cables. Trevor Hardy responded that the cables were the standard lines voltage that is already running along the roadways and within residential neighborhoods. Mr. Hardy added that the panels are totally safe being the same panels installed on house roofs; and that the entire project is surrounded by a seven foot chain link fence for security. Mr. Waitt stated that National Grid will install the poles and run the wires along Estabrook Avenue to the interconnection at Westboro Road and that they would be using their industry standards for both materials and installation.

The Board asked about the benefits to the Town. Mr. Hardy stated that in addition to the Town being able to procure power at a significant savings, the project will generate tax revenue at approximately \$20-\$40,000.00 per year in personal property taxes based on a acceptable PILOT agreement currently under review with the Town's Assessor. The property, currently enrolled in the Chapter 61A program, will begin generating taxes as the property will be removed from the program.

The applicant also submitted at the end of the hearing 3 sets full size Knowlton Farms Solar Development Revised Plans, 10 sets reduced size plans and 1 Revised Stormwater Analysis & Calculations.

Mr. Waitt stated that they would like to continue the public hearing to June 24, allowing them time to get through the Conservation Commission next week.

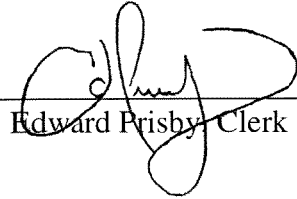
MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to grant the applicant's written request to continue the public hearing to June 24, 2013 at 7:30 p.m. **MOTION** carried unanimously 5 to 0. **MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

EXHIBITS

- **Item 5: Minutes of Previous Meeting**
 - Open Session Minutes of April 22, 2013, 8 pages.
 - Open Session Special Meeting Minutes of May 13, 2013, 1 page.
- **Public Hearing 9A – Special Permit (SP 2013-14) and Site Plan Approval; John DeVillars, BlueWave Capital, LLC (Applicant) – Patricia K. Knowlton Trustee – Knowlton Farms Nominee Trust, (Owner) - .**
 - Correspondence from Meridian Associates, Special Permit & Site Plan Approval Application, Knowlton Farms Solar Development, 43 Estabrook Avenue, Grafton, Massachusetts; dated May 14, 2013; received May 14, 2013; 16 pages.
 - Return memorandum, departmental project review comments, Board of Health, received May 17, 2013; 5 pages.
 - Notice of Public Hearing, Grafton Conservation Commission; dated and received May 20, 2013; 1 page.

- Return memorandum, departmental project review comments, Police Department, received May 28, 2013; 2 pages.
- Correspondence from Graves Engineering; Knowlton Farms Solar Development, 43 Estabrook Avenue, Site Plan and Stormwater Management Regulations Review; dated and received May 31, 2013; 5 pages.
- Correspondence from the Grafton Fire Department, Knowlton Farms Solar Development; dated June 3, 2013; received June 4, 2013; 1 page.
- Return memorandum, departmental project review comments, Conservation Commission, received June 4, 2013; 2 pages.
- Correspondence from Graves Engineering; Knowlton Farms Solar Development, 43 Estabrook Avenue, Site Plan and Stormwater Management Regulations Review; dated and received June 10, 2013; 6 pages.
- Correspondence from Meridian Associates, Site Plan and Stormwater Management Regulations Review, Knowlton Farms Solar Development, 43 Estabrook Avenue, Grafton, Massachusetts; submitted by the Applicant at the June 10, 2013 Public Hearing; 6 pages.
- Plan Set, Knowlton Farms Solar Development, 43 Estabrook Avenue; 11" x 17", color; 14" x 36" black & white; prepared by Meridian Associates; dated May 13, 2013, Revision 1 – June 6, 2013; ; submitted by the Applicant at the June 10, 2013 Public Hearing; 6 pages including the following:
 - Sheet 1: Cover Sheet & Locus Context Map
 - Sheet 2: Existing Conditions Plan
 - Sheet 3: Permit Site Plan of Land
 - Sheet 4: Site Detail Sheet 1
 - Sheet 5: Site Detail Sheet 2
 - Sheet 6: Erosion & Sediment Control Plan
 - Sheet 7: Racking Connection Plan
 - Sheet 8: Racking Detail
 - Sheet 9: Inverter Equipment Plan
 - Sheet 10: Overhead Details
- Stormwater Analysis & Calculations Report for 43 Estabrook Avenue, Grafton, Massachusetts; prepared by Meridian Associates, Inc.; dated May 13, 2013, Revised June 6, 2013; submitted by the Applicant at the June 10, 2013 Public Hearing.
-
- Request for Waivers, Applicant: BlueWave Capital, LLC; Knowlton Farms – 43 Estabrook Avenue – Solar Energy Generating Facility; submitted by the Applicant at the June 10, 2013 Public Hearing; 1 page.
- PowerPoint Presentation Slide List; Proposed Solar PV Project, Estabrook Avenue, Grafton, June 10, 2013; submitted by the Applicant at the June 10, 2013 Public Hearing; 11 pages.

- **Public Hearing 9B – Major Residential Special Permit (MRSP 2013-2) “Grafton Hill” – Westerly Side Grafton LLC (Applicant) – Westerly side Grafton LLC, Rock Road Realty Trust, Robert B. McInnis & Abby McInnis Trust (Owners) - .**
 - Correspondence from Attorney Joseph Antonellis, Request for Public Hearing Continuance, dated and received June 10, 2013; 1 page.



Edward Prisby Clerk